
SENATE BILL 5644

State of Washington

61st Legislature

2009 Regular Session

By Senators Parlette and Kohl-Welles

Read first time 01/28/09. Referred to Committee on Labor, Commerce & Consumer Protection.

1 AN ACT Relating to home inspectors; and amending RCW 18.280.030,
2 18.280.060, and 18.280.070.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 **Sec. 1.** RCW 18.280.030 and 2008 c 119 s 3 are each amended to read
5 as follows:

6 A person licensed under this chapter is responsible for performing
7 a visual and noninvasive inspection of the following readily accessible
8 systems and components of a home and reporting on the general condition
9 of those systems and components at the time of the inspection in his or
10 her written report: The roof, foundation, exterior, heating system,
11 air-conditioning system, structure, plumbing and electrical systems,
12 and other aspects of the home as may be identified by the board. The
13 inspection must include looking for mold and certain fire and safety
14 hazards as defined by the board. The standards of practice to be
15 developed by the board will be used as the minimum standards for an
16 inspection. The duties of the home inspector with regard to wood
17 destroying organisms are provided in RCW 18.280.190.

1 **Sec. 2.** RCW 18.280.060 and 2008 c 119 s 6 are each amended to read
2 as follows:

3 The board has the following authority in administering this
4 chapter:

5 (1) To establish rules, including board organization and assignment
6 of terms, and meeting frequency and timing, for adoption by the
7 director;

8 (2) To establish the minimum qualifications for licensing
9 applicants as provided in this chapter;

10 (3) To approve qualified instructional courses. In order to
11 facilitate distance learning, the board must approve both online and
12 traditional classroom courses that meet appropriate instructional
13 standards;

14 (4) To approve the method of administration of examinations
15 required by this chapter or by rule as established by the director;

16 ~~((+4))~~ (5) To approve the content of or recognition of
17 examinations prepared by other entities for adoption by the director;

18 ~~((+5))~~ (6) To set the time and place of examinations with the
19 approval of the director; and

20 ~~((+6))~~ (7) To establish and review standards of professional
21 conduct, practice, and ethics for adoption by the director. These
22 standards must address what constitutes certain fire and safety hazards
23 as used in RCW 18.280.030.

24 **Sec. 3.** RCW 18.280.070 and 2008 c 119 s 7 are each amended to read
25 as follows:

26 In order to become licensed as a home inspector, an applicant must
27 submit the following to the department:

28 (1) An application on a form developed by the department;

29 (2) Proof of a minimum of one hundred twenty hours of ~~((classroom))~~
30 instruction approved by the board;

31 (3) Proof of up to forty hours of field training supervised by a
32 licensed home inspector;

33 (4) Evidence of successful passage of the written exam as required
34 in RCW 18.280.080; and

35 (5) The fee in the amount set by the department.

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